

# Economic Indicators

## Loudoun County, Virginia

June 2004

	Reporting Period	Current Period	Current Year-to-Date	Last Year-to-Date	Percent Change*
<b>New Residential Construction</b>					
New Residential Units Permitted	May 2004	569	2,695	2,800	-3.8%
Single Family Detached Units Permitted	May 2004	288	1,547	1,329	16.4%
Single Family Attached Units Permitted	May 2004	182	647	1,300	-50.2%
Multifamily Units Permitted	May 2004	99	501	171	193.0%

Source: Loudoun County Department of Building and Development

<b>New Nonresidential Construction</b>					
	May 2004	96,735	793,750	885,782	-10.4%
Office SF Permitted	May 2004	0	134,392	1,792	7399.6%
Flex/Industrial SF Permitted	May 2004	51,200	284,192	85,009	234.3%
Retail SF Permitted	May 2004	0	111,101	293,534	-62.2%
Other SF Permitted	May 2004	45,535	264,065	505,447	-47.8%
Taxable SF Permitted	May 2004	86,295	783,310	399,381	96.1%
Nontaxable SF Permitted	May 2004	10,440	10,440	486,401	-97.9%
Total Value Nonresidential Construction	May 2004	\$10,464,130	\$72,529,828	\$191,678,317	-62.2%
Value of New Buildings	May 2004	\$7,545,000	\$46,481,437	\$170,173,436	-72.7%
Value of Alterations/Additions	May 2004	\$2,919,130	\$26,048,391	\$21,504,881	21.1%
Route 28 Taxing District SF Permitted	May 2004	0	556,801	214,186	160.0%
Value of Route 28 Permitted Construction	May 2004	\$1,304,226	\$38,182,364	\$13,481,858	183.2%

Source: Loudoun County Department of Building and Development

<b>Housing Sales</b>					
	February 2004	710	1,359	1,165	16.7%
Single Family Detached	February 2004	360	680	598	13.7%
Single Family Attached	February 2004	260	513	440	16.6%
Condominium	February 2004	90	166	127	30.7%

Source: Loudoun County Department of Financial Services

<b>Washington Dulles International Airport</b>					
Total Passengers	March 2004	1,578,698	4,125,462	3,691,374	11.8%
International Passengers	March 2004	368,364	972,869	787,875	23.5%
Total Freight (metric tonnes)	March 2004	28,769	74,052	75,742	-2.2%

Source: Metropolitan Washington Airports Authority

<b>Taxable Sales (000s)</b>	1st Quarter 2004	\$806,694	\$806,694	\$630,633	27.9%
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Source: Virginia Department of Taxation

\* Percent change calculated using current year-to-date and last year-to-date.

# Economic Indicators

## Loudoun County, Virginia

June 2004

	Reporting Period	Current Period	Last Period	Same Period Previous Year	Percent Change*
<b>Average Housing Prices</b>	February 2004	\$399,002	\$419,365	\$358,991	11.1%
Single Family Detached	February 2004	\$501,773	\$546,829	\$473,855	5.9%
Single Family Attached	February 2004	\$322,713	\$315,346	\$265,356	21.6%
Condominium	February 2004	\$208,311	\$228,946	\$166,687	25.0%

Source: Loudoun County Financial Services

### At Place Employment

Employees	3rd Quarter 2003	105,402	104,514	98,658	6.8%
New Jobs (over previous quarter)	3rd Quarter 2003	888			
Establishments	3rd Quarter 2003	5,705	5,637	5,415	5.4%
New Businesses (over previous quarter)	3rd Quarter 2003	68			
Gross Wages (millions)	3rd Quarter 2003	\$1,216	\$1,255	\$1,130	7.6%

Source: Virginia Employment Commission

### Consumer Price Index

Washington-Baltimore DC/MD/VA (1996=100)	April 2004	118.1	118.1	115.9	1.9%
US-All Urban Consumers (1982-84=100)	April 2004	188.0	187.4	183.8	2.3%

Source: US Bureau of Labor Statistics

### Civilian Labor Force

Loudoun County	April 2004	122,298	121,744	118,378	3.3%
Northern Virginia	April 2004	1,328,596	1,323,040	1,284,329	3.4%

Source: Virginia Employment Commission

### Unemployment Rate

Loudoun County	April 2004	1.9	2.1	2.8	-32.1%
Northern Virginia	April 2004	1.8	2.1	2.7	-33.3%

Source: Virginia Employment Commission

### Washington Economic Index

Leading Index (1987=100)	February 2004	111.3	112.2	107.6	3.4%
Current Index (1987=100)	February 2004	108.3	106.8	101.3	6.9%

Source: Center for Regional Analysis

### Non-Residential Vacancy

Total	1st Quarter 2004	17.6%	17.9%	19.5%	-9.6%
Office	1st Quarter 2004	15.9%	16.4%	17.0%	-6.6%
Flex	1st Quarter 2004	30.4%	29.7%	29.7%	2.5%
Industrial	1st Quarter 2004	7.1%	8.3%	12.2%	-41.9%

Source: Realty Information Group

\* Percent change calculated using current period and same period previous year.